

Planning & Zoning

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**MINUTES OF THE
CUMBERLAND COUNTY PLANNING COMMISSION
Workshop Meeting
Cumberland County Courthouse
Cumberland, Virginia
April 25, 2006, 7:00 P.M.**

Present: Patrick Smook, District 1
Keith Oulie, District 2
Bill Burger, Vice-Chair, District 3
David Brown, District 4
Irene Speas, At-Large
Parker Wheeler, Chairman, At-Large
Bill Osl, Board of Supervisors Liaison

Absent: Roland Gilliam, District 5

Also Present: Catherine Kahl, Clerk of the Commission
Sandra Everson-Jones, Assistant Zoning Administrator
Todd Fortune, Commonwealth Regional Council

The meeting was called to order, the roll called, and a quorum established.

Under Old Business, the first item under discussion was the citizen surveys. Mr. Fortune stated that in the test group recently completed there was some confusion about questions, and he needed some clarification of what these specific questions were trying to accomplish. Discussion continued regarding edits to the survey.

Mr. Fortune also brought up the question of who would be doing the surveys. He stated that he had an offer to have students from New Life Christian Academy make some of the calls during the daytime hours. Commissioner Smook wanted to know how many people would be surveyed. Mr. Fortune stated that Lunenburg County did a distribution of 500 mail surveys and got back 90. It was determined that there are about 4500 households in Cumberland County. There was discussion regarding using registered voter lists from the Registrar's Office. Mr. Osl stated we have lists of county residents, also E911 lists. Ms. Kahl stated that phone lists could also be provided by Aaron Hickman (IT Director) and Stephanie (E911 Clerk). Mr. Fortune asked what the PC was looking for in a response rate. Commissioner Burger stated the PC needed to determine the criteria for the sampling number. He was then charged with determining the criteria for deciding the sampling number and getting back to the PC with the info at the next meeting. Commissioner Burger suggested asking WFLO, the Cumberland Bulletin and the Farmville Herald to give advance notice to the community, as a public service, to alert citizens that the surveys will be happening. It was agreed this should be done.

Commissioner Burger suggested that the PC do some of the surveys in the evening instead of having a regular meeting. This was agreed upon by the Commissioners

Suggested dates/places for conducting the surveys were May 22 and 23 and the use of the Adult Education Center. Suggested dates for public service announcements in all media during the week of May 15. The survey schedule using students is to be worked out with Todd Fortune, and a suggestion was made that pizza be provided for the students working on the survey.

The next item under Old Business was Land Use. The question as to what determined "rural character" (perception versus reality), was discussed in getting to a working definition.

Ms. Kahl then went over the categories in the land use listing for discussion and action by the Commission. Discussion included the following characteristics and problems:

1. **Promotion of clean air, open spaces, and trees is essential.**
2. Maintaining the slower and more laid back pace in a rural lifestyle.
3. Additional traffic will have to navigate narrow country roads and bridges, and unpaved roads.
4. There is little-to-no artificial lighting along existing roads.
5. There are more agriculturally-related sounds, such as balers, tractors, and animal noises in a truly rural area.
6. There is a demand to resolve the issue of meeting the needs of younger adults, to allow them to stay in the county to live and work.
7. Concentration of business development in the Courthouse area so it is available to both northern and southern ends of the county.
8. Need to determine agricultural area densities (less dense than R-2 areas). (How is density to be controlled in these areas?)
9. Need to consider R2-M and sewer hookup density as about 5 units per acre.
10. Need to create code which specifically states that as parcel rezoning occurs, it will acquire the density of the new zone (as opposed to the old zoning density).

Mr. Osl stated that Albemarle County was considered to be about 90% rural. After further discussion among the Commissioners, Chairman Wheeler set a tentative target date of August to have a public hearing for the Land Use Plan and then send it to the BOS for hearing in September.

There were no Commissioner comments.

Ms. Kahl gave an update on the Cumberland Plaza Project and Southern Land Services, LLC. She met with Sherry Swinson, Assistant County Administrator and Director of Economic Development, John Rick, Interim County Attorney, and Shannon Rodgers, spokesman for the developers, today, April 25. She stated that Southern will likely ask for a 60 day deferment of the application to the Planning Commission, which will stop the clock on the time frame for them to respond, to give themselves time to address some of the questions raised in today's meeting. She will know at the end of this week whether or not this will be done, and will inform Chairman Wheeler as soon as she hears from Mr. Rodgers. Mr. Rick provided examples of proffers at today's meeting. It was determined at the meeting that the project needed additional conceptual work.

Mr. Osl updated the Commission on the status of the landfill and asked for questions. Commissioner Burger stated he wanted to visit an operating landfill as part of the Commission consideration of the zoning changes. Chairman Wheeler stated he wants to do a flyover to get an idea of how extensive the operation will be and an overhead look at how it fits into the land. He also wants a field trip to the site. Commissioners agreed they wanted to do a site visit of the Brunswick County Landfill, meet with the Planning Commission, local government, and landfill neighbors as a part of their consideration of the zoning changes.

Commissioner Burger made a motion to adjourn to the regularly scheduled monthly meeting on Monday, May 15, 2006, at 7:00 pm, which was seconded by Commissioner Smook, and was unanimously approved.

Attested:

Parker Wheeler, Planning Commission Chair

Date

Catherine Kahl
Catherine Kahl, Clerk of the Commission

5.16.06
Date